037.0	0002	0022.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	806,500	/	806,500
USE VALUE:	806,500	/	806,500
ASSESSED:	806,500	/	806,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
46	-48	MYSTIC VALLEY PKWY, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BOYLE MAUREEN K
Owner 2:	
Owner 3:	
Street 1:	34 HATHAWAY RD
Street 2:	
Twn/City:	WILMINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	01887 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,216 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1929, having primarily Vinyl Exterior and 2160 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4216.000	491,700		314,800	806,500
Total Card	0.097	491,700		314,800	806,500
Total Parcel	0.097	491,700		314,800	806,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 373.38 | /Parcel: 373.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	25252
GIS Ref	
GIS Ref	
Insp Date	12/01/18

!3088!

PREVIOUS ASSESSMENT

Parcel ID: 037.0-0002-0022.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	491,900	0	4,216.	314,800	806,700	806,700	Year End Roll	12/18/2019
2019	104	FV	368,500	0	4,216.	285,300	653,800	653,800	Year End Roll	1/3/2019
2018	104	FV	368,500	0	4,216.	270,500	639,000	639,000	Year End Roll	12/20/2017
2017	104	FV	345,600	0	4,216.	236,100	581,700	581,700	Year End Roll	1/3/2017
2016	104	FV	345,600	0	4,216.	201,700	547,300	547,300	Year End	1/4/2016
2015	104	FV	308,000	0	4,216.	186,900	494,900	494,900	Year End Roll	12/11/2014
2014	104	FV	308,000	0	4,216.	154,900	462,900	462,900	Year End Roll	12/16/2013
2013	104	FV	320,500	0	4,216.	147,500	468,000	468,000		12/13/2012

PRINT

Date	Time
12/10/20	18:24:08

LAST REV

Date	Time
04/02/19	14:55:38
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 3088

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	855-64		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	25252
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/16/2002	247	Porch	12,000	C				NEW PORCHES 12X24
9/15/1995	538	Siding	952					V/SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
12/1/2018	MEAS&NOTICE	HS	Hanne S
4/29/2009	Measured	163	PATRIOT
4/29/2000	Inspected	197	PATRIOT
2/28/2000	Measured	263	PATRIOT
7/1/1989		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4216		Sq. Ft.	Site		0	64.	1.17	3			Med. Tr	-10					314,774						314,800	

Total AC/HA: 0.09679 | Total SF/SM: 4216 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 314,774 | Spl Credit | Total: 314,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Good
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.13611102
Const Adj.:	0.98000199
Adj $ / SQ:	189.276
Other Features:	104000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	604063
Depreciation:	112356
Depreciated Total:	491708

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

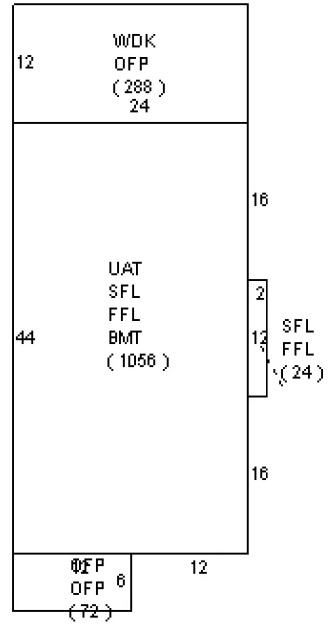
No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	189.28
Special Features:	0	Val/Su Net:	117.07
Final Total:	491700	Val/Su SzAd	227.64

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,080	189.280	204,419
SFL	Second Floor	1,080	189.280	204,419
BMT	Basement	1,056	56.780	59,963
OFP	Open Porch	432	19.910	8,602
WDK	Deck	288	9.280	2,673
UAT	Upper Attic	264	75.710	19,988

Net Sketched Area:	4,200			Total:	500,064
Size Ad	2160	Gross Are	4992	FinArea	2160

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

037.0-0002-0022.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	